Unlocking potential for a better built environment

DAYLIGHT & SUNLIGHT

48 Store Street, Manchester

M1 Developments Ltd

04 November 2025

GIA No: **22959** Fee Quote: FQ0016327

PROJECT DATA:

Client	**M1 Developments Ltd**
Architect	**Four Architects**
Project Title	**48 Store Street, Manchester**
Project Number	**22959**

REPORT DATA:

Report Title	**Daylight & Sunlight**
GIA Department	**Daylight Department**
Dated	**04 November 2025**
Fee Quote	**FQ0016327**
Prepared by	**NH**
Checked by	**FS**
Type	**Planning**

Revisions	No:	Date:	Notes:	Signed:

DISCLAIMER:

N.B This report has been prepared for M1 Developments Ltd by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for M1 Developments Ltd and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

Map data
© Crown copyright and database rights 2018.
OS 100047514

CONTENTS

1 EXECUTIVE SUMMARY/CONCLUSION

2 THE SITE

3 BRE GUIDELINES & CONTEXT METHODOLOGY

4 POLICY & GUIDANCE

5 DAYLIGHT AND SUNLIGHT AMENITY WITHIN THE PROPOSED DEVELOPMENT

APPENDICES

APPENDIX 01
PRINCIPLES OF DAYLIGHT, SUNLIGHT & OVERSHADOWING

APPENDIX 02
ASSUMPTIONS

APPENDIX 03
DRAWINGS

APPENDIX 04
DAYLIGHT & SUNLIGHT RESULTS
A: VSC, NSL & APSH
B: NSL CONTOURS

1 EXECUTIVE SUMMARY/CONCLUSIONS

GIA have assessed the Four Architects scheme (the "Proposed Development") for 48 Store Street, Manchester to understand the potential changes in light to the relevant sensitive receptors.

1.1 GIA has undertaken daylight and sunlight assessments on the surrounding residential properties in order to understand the potential effects of the construction of the Proposed Development.

1.2 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022).

1.3 Appendix F of the BRE guidelines notes several methods to determining what daylight targets are appropriate under a range of circumstances. One of such methods is considering how a new development compares to a former consent for a site[1].

1.4 The Site has the benefit of a former consent pursuant to planning reference: 132626/FO/2022 ("the Consented Development").

1.5 Analysis comparing the daylight and sunlight effects of the Consented Development and the Proposed Development has accordingly been undertaken in line with this advice.

1.6 Since planning permission for the Consented Development was granted, construction of the other nearby Store Street development (plannng reference 126608/FO/2020) has commenced. Planning permission has also been granted for the Sparkle Street (planning reference 139986/FO/2024).

1.7 The levels of daylight and sunlight within the surrounding residential properties with the aforementioned planning consents and under construction developments in place has, therefore, already been considered acceptable.

1.8 As the massing of the Proposed Development has not changed from that of the Consented Development, the analysis results show that its effect upon the daylight and sunlight within the surrounding residential properties has also not changed.

1.9 The daylight and sunlight effects of the Proposed Development upon the surrounding residential properties are, therefore, considered to remain acceptable.

1 Paragraph F7, BRE guidelines

2 THE SITE

GIA have been instructed to review and advise on the daylight and sunlight effects associated with the implementation of the Proposed Development at 48 Store Street, Manchester .

THE ASSESSMENT BASELINE

2.1 Figure 01 below illustrates the Assessment Baseline described in Section 1. Further drawings are enclosed at Appendix 03 of this report.

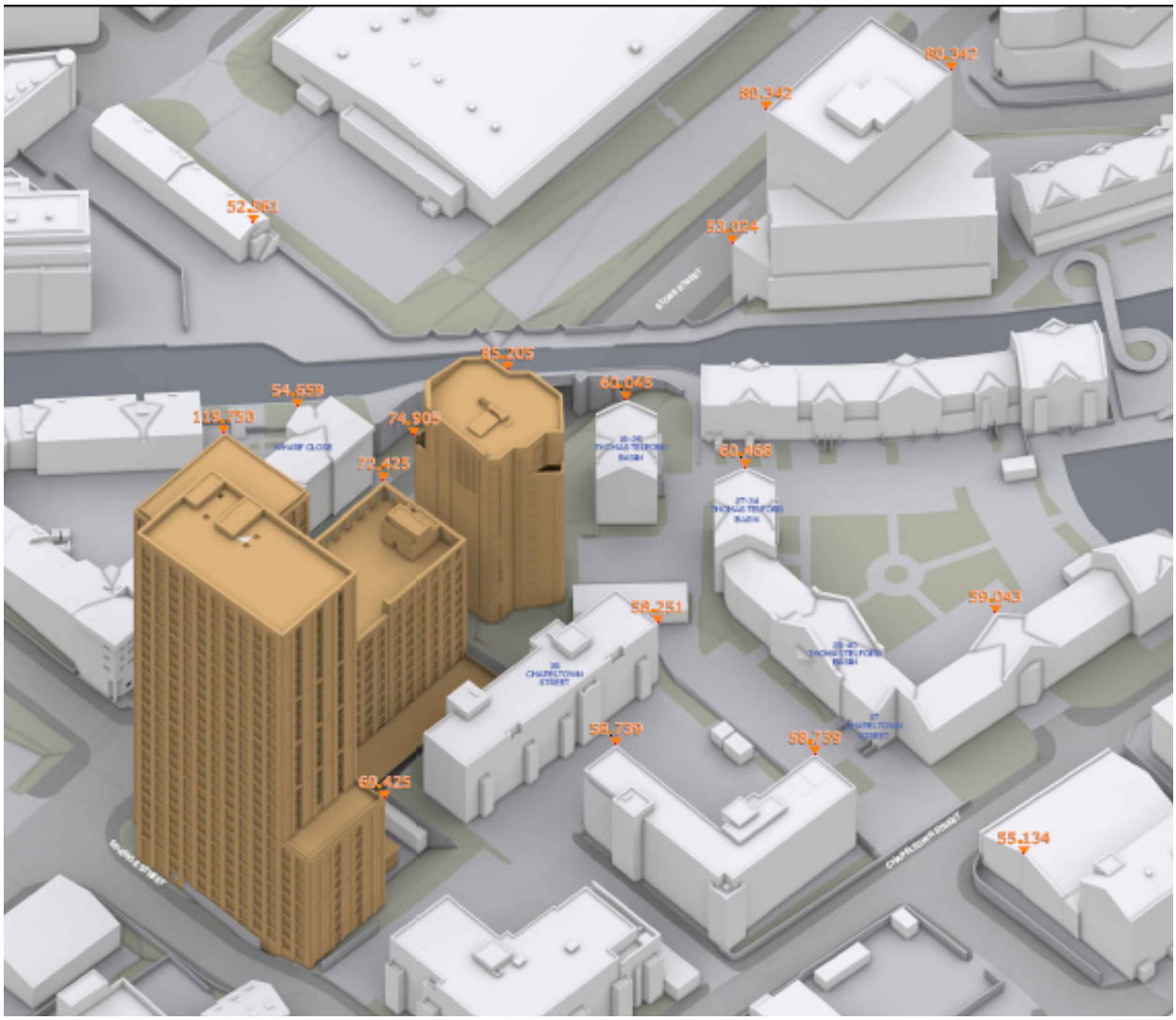


Figure 01: 3D Perspective View of the Consented Development (the Assessment Baseline) in amber, Surrounding Buildings (in grey) and Surrounding Consent (in amber)

PROPOSED DEVELOPMENT

2.2 GIA's understanding of the Proposed Development is illustrated in Figure 02 and further drawings are enclosed at Appendix 03.

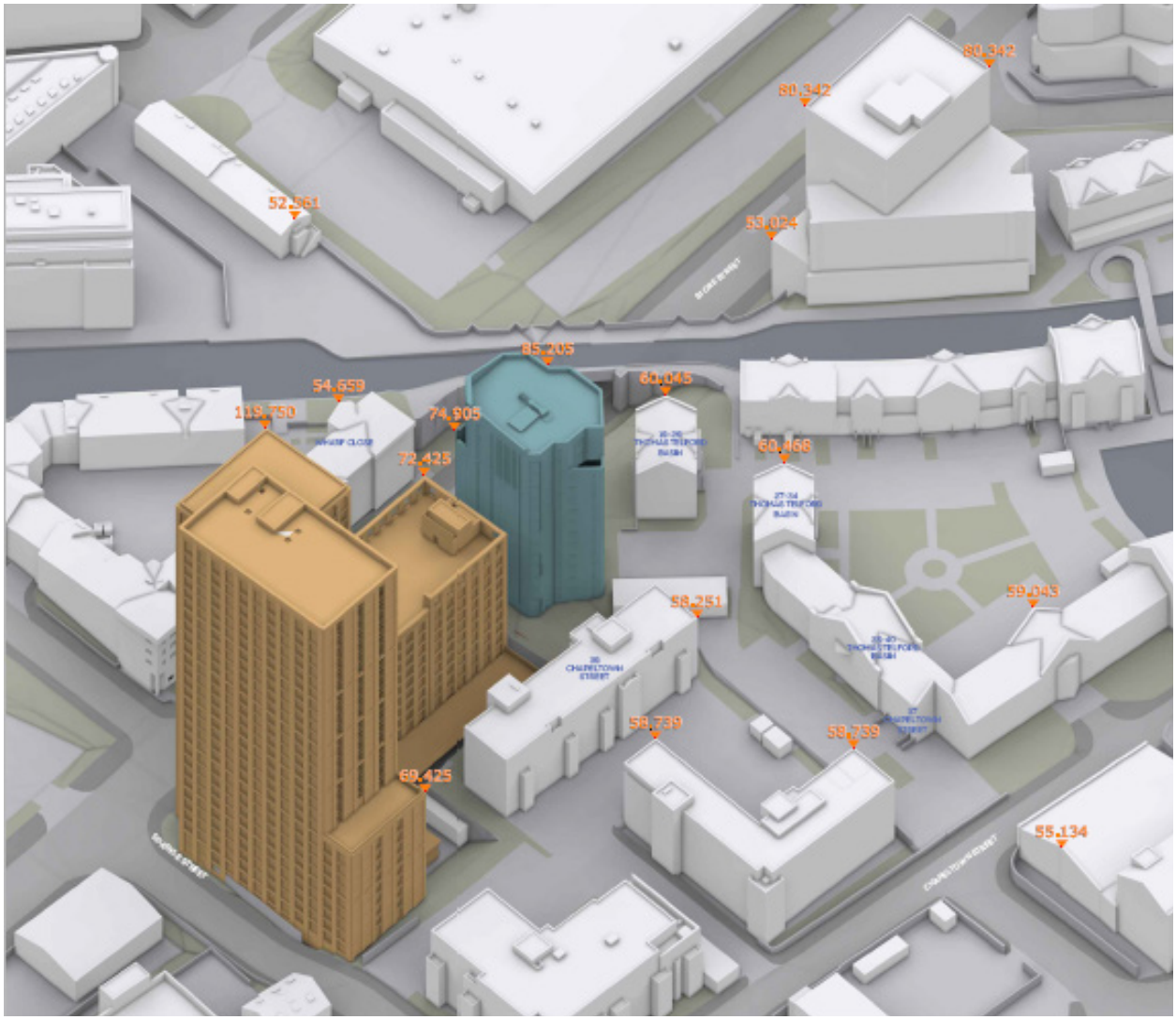


Figure 02: 3D Perspective View of the Proposed Development (in teal), Surrounding Buildings (in grey) and Surrounding Consent (in amber)

3 BRE GUIDELINES & CONTEXT METHODOLOGY

The Building Research Establishment (BRE) have set out in their handbook *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022)'*, guidelines and methodology for the measurement and assessment of daylight and sunlight.

3.1 The guidelines contained in the BRE handbook are *"...intended for use in rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."*

SURROUNDING DAYLIGHT

3.2 The BRE Guidelines provides two methodologies for detailed daylight assessment of neighbouring properties, namely;

- The Vertical Sky Component (VSC); and
- The No Sky Line (NSL).

3.3 VSC is a measurement of the percentage of the skydome that can be seen from the centre of the outside of the window face. NSL is a measurement of the area of the rooms that can see sky through the window at table top height.

3.4 In respect to NSL the BRE states that *"The calculation can only be carried out where room layouts are known. Using estimated room layouts is likely to give inaccurate results and is not recommended".*

3.5 The BRE does, however, state the following at paragraph F7 in relation to the assessment of daylight changes:-

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."

SURROUNDING SUNLIGHT

3.6 There is one methodology provided by the BRE Guidelines for detailed sunlight assessment, denoted as Annual Probable Sunlight Hours (APSH).

3.7 APSH is measured using a sun indicator which contains 100 spots, each representing 1% of APSH.

3.8 Appendix 01 of this report elaborates on the mechanics of each of the above assessment criteria, explains the appropriateness of their use and the parameters of each specific recommendation.

3.9 The following table provides a summary of the criteria set out within the BRE Guidelines for daylight, sunlight and overshadowing.

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times is former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window receives for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

4 POLICY, GUIDANCE & APPROACH TO CONSIDERING ACCEPTABILITY

4.1 Outlined below is the planning policy and guidance that is considered to be the most pertinent in relation to daylight and sunlight matters and how the effects of the Proposed Development on relevant neighbouring properties have been approached:

- National Planning Policy Framework (2024);
- Planning Practice Guidance (2019 and regularly updated as a 'live' resource);
- Manchester Core Strategy (2012-2027); and
- The BRE guidelines (2022).

4.2 The key headlines from the above documents can be summarised as follows:

NATIONAL PLANNING POLICY FRAMEWORK

4.3 The NPPF highlights the Government's recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development by stating that *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"* (our emphasis).

PLANNING PRACTICE GUIDANCE

4.4 The PPG states that *"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."*

4.5 Both the NPPF and the PPG encourage that decision makers apply the use of 'alternative daylight targets' through the use of contextual analysis / characterisation studies and, indeed, with reference to the BRE guidelines. In other words, when considering the acceptability of an impact in terms of daylight and sunlight, the resulting position once a development is in place, rather than the change in conditions, is the key consideration.

MANCHESTER CORE STRATEGY

4.6 Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.

4.7 Policy EN2 – Tall Buildings – States that, by their very size, tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

BRE GUIDELINES APPROACH TO ALTERNATE TARGETS

4.8 Appendix F of the BRE guidelines notes several methods to determining what daylight targets are appropriate under a range of circumstances. One of such methods is considering how a new development compares to a former consent for a site[1].

4.9 The Site has the benefit of a former consent pursuant to planning reference: 132626/FO/2022 ("the Consented Development").

4.10 Analysis comparing the daylight and sunlight effects of the Consented Development and the Proposed Development has accordingly been undertaken in line with this advice.

1 Paragraph F7, BRE guidelines

5 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

5.1 A three-dimensional computer model of the Site and surrounding properties was produced based on photogrammetry. Where available we have included floor plans of the relevant properties and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 02.

RELEVANT SENSITIVE RECEPTORS

5.2 GIA have identified the following properties as relevant for daylight and sunlight assessment:

- 35-40 Thomas Telford Basin
- 37 Chapeltown Street Block A
- 37 Chapeltown Street Block B
- Wharf Close
- 19-26 Thomas Telford Basin
- 27-34 Thomas Telford Basin

5.3 The location of the above properties relative to the Site can be seen on the drawings within Appendix 03 and are shown alongside the commentary in this report.

5.4 The technical data for each property is summarised in this section. Full details can be found in Appendix 04.

5.5 The effect of the Proposed Development upon the daylight and sunlight amenity within all of the assessment properties is no different to that of the Consented Development.

5.6 The effect of the Proposed Development is, therefore, fully BRE compliant.

gia

What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**